126.0	0007	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,248,500 /	1,248,500
					USE VALUE:	1,248,500 /	1,248,500
					ASSESSED:	1,248,500 /	1,248,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASSARPOUR FAREED
Owner 2:	
Owner 3:	
Street 1:	7 GREY OAKS CIR
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	GIDEONSE NICHOLAS L/TRUSTEE -
Owner 2:	WILDWOOD TRUST -
Street 1:	78161 RAT CREEK ROAD
Twn/City:	COTTAGE GROVE
St/Prov:	OR Cntry:
Postal:	97424

NARRATIVE DESCRIPTION

This parcel contains 8,297 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Aluminum Exterior and 3249 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8297.000	643,200	3,300	602,000	1,248,500
Total Card	0.190	643,200	3,300	602,000	1,248,500
Total Parcel	0.190	643,200	3,300	602,000	1,248,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.27 | /Parcel: 384.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 81342

GIS Ref

GIS Ref

Insp Date 05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.0-0007-0001.0

!9785!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	643,300	3300	8,297.	602,000	1,248,600	1,248,600	Year End Roll	12/18/2019
2019	104	FV	495,900	3700	8,297.	635,500	1,135,100	1,135,100	Year End Roll	1/3/2019
2018	104	FV	494,900	3700	8,297.	468,200	966,800	966,800	Year End Roll	12/20/2017
2017	104	FV	464,200	3700	8,297.	448,200	916,100	916,100	Year End Roll	1/3/2017
2016	104	FV	464,200	3700	8,297.	414,700	882,600	882,600	Year End	1/4/2016
2015	104	FV	387,300	4000	8,297.	347,800	739,100	739,100	Year End Roll	12/11/2014
2014	104	FV	387,300	4000	8,297.	339,800	731,100	731,100	Year End Roll	12/16/2013
2013	104	FV	402,700	4000	8,297.	323,800	730,500	730,500		12/13/2012

PRINT

Date	Time
12/11/20	00:12:08

LAST REV

Date	Time
12/27/19	09:06:41
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9785

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIDEONSE NICHOL	36084-510		8/10/2002		642,000	No	No		
GIDEONSE NICHOL	30803-446		10/28/1999	Family	99	No	No		
	15943-19		12/1/1984		1	No	No		A

USER DEFINED

Prior Id # 1:	81342
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2019	1166	New Wind	7,000					
4/11/2017	405	New Wind	8,000	C				
12/22/2014	1735	New Wind	8,000					10 replacement win
7/5/2005	569	Manual	4,000	C		G7	GR FY07	ENCLOSE 2 VESTIBUL
5/23/2005	414	Manual	6,000	C				masonary front sta
7/10/2004	641	Redo Kit	20,000	C		G6	GR FY06	re-do 2 BTHS & 2 K

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
2/3/2009	Measured	336	PATRIOT
4/4/2005	Permit Visit	BR	B Rossignol
10/15/2002	MLS	HC	Helen Chinal
6/6/2000	Missed Appt.	163	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	266	PATRIOT
8/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8297		Sq. Ft.	Site		0	90.	0.81	10									602,021						602,000	

Total AC/HA: 0.19047 | Total SF/SM: 8297 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 602,021 | Spl Credit | Total: 602,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.01157022
Const Adj.:	0.98990101
Adj $ / SQ:	160.217
Other Features:	144889
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	790223
Depreciation:	146981
Depreciated Total:	643241

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

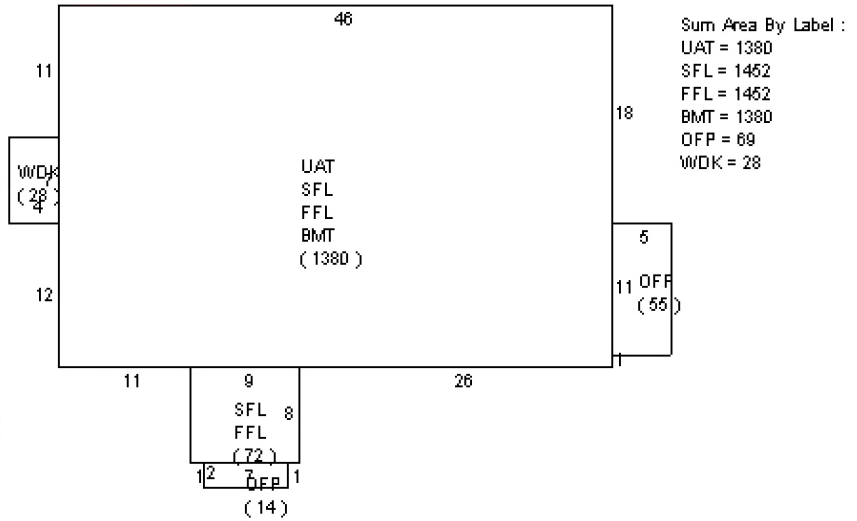
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.24
Special Features:	0	Val/Su Net:	136.10
Final Total:	643200	Val/Su SzAd	221.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,452	160.220	232,635
SFL	Second Floor	1,452	160.220	232,635
BMT	Basement	1,380	48.070	66,330
UAT	Upper Attic	345	112.150	38,692
OFP	Open Porch	69	40.000	2,760
WDK	Deck	28	15.840	443

Net Sketched Area:	4,726			Total:	573,495
Size Ad	2904	Gross Are	5761	FinArea	3249

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	PR	1975	19.13	T	56.3	104			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300